



**Partridge Close, Morley Leeds LS27 8EP**



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## **Partridge Close, Morley Leeds**

FABULOUS TWO bedroom SEMI DETACHED TRUE BUNGALOW, MODERN and TASTEFULLY DECORATED throughout, FITTED KITCHEN, LIVING ROOM, CONSERVATORY, SHOWER ROOM, TWO BEDROOMS, DRIVEWAY, LAWNED area to the front and a WELL MAINTAINED REAR GARDEN.

### **Entrance**

Composite double glazed door to the front, storage cupboard, access into the kitchen and door leading into the living room.

### **Kitchen**

10' x 7' 1" ( 3.05m x 2.16m )

Having a modern fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven and microwave, induction hob, fitted extractor fan, integrated washing machine, part tiled walls, gas central heating radiator, uPVC double glazed window to the side.

### **Living Room**

19' 5" x 10' 3" into recess ( 5.92m x 3.12m into recess )

uPVC double glazed window to the front, gas central heating radiator and door leading into the inner hall.

### **Inner Hallway**

Storage cupboard, gas central heating radiator, loft access. Access into both bedrooms and the shower room.

### **Bedroom One**

11' 10" x 9' ( 3.61m x 2.74m )

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

### **Bedroom Two**

8' 10" x 8' 8" ( 2.69m x 2.64m )

uPVC double glazed French doors leading out to the rear garden, gas central heating radiator.

### **Shower Room**

A modern suite comprising of a walk-in shower, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, fully tiled to all visible

areas, uPVC double glazed window to the side.

### **Loft Space**

Part boarded with lighting and houses the gas central heating boiler.

### **Exterior**

Driveway to the side, providing ample off street parking, lawned area to the front and to the rear is a well maintained lawned garden with patio and composite decking areas with wall and fence boundaries, perfect space to enjoy the summer months.





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## Partridge Close, Morley Leeds

- Two bedroom semi detached true bungalow
- Modern and well presented throughout
- Conservatory
- Driveway providing ample parking
- Well maintained rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£280,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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